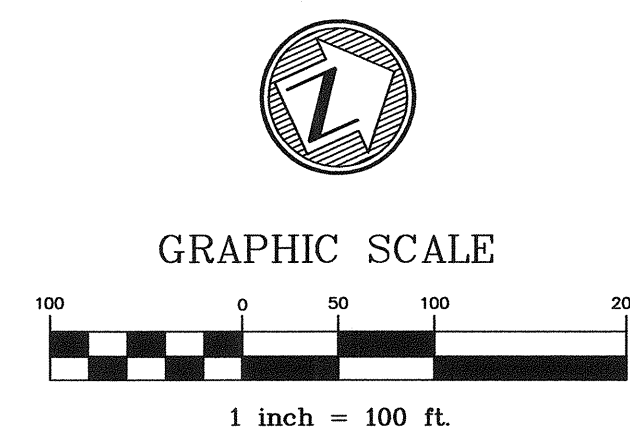
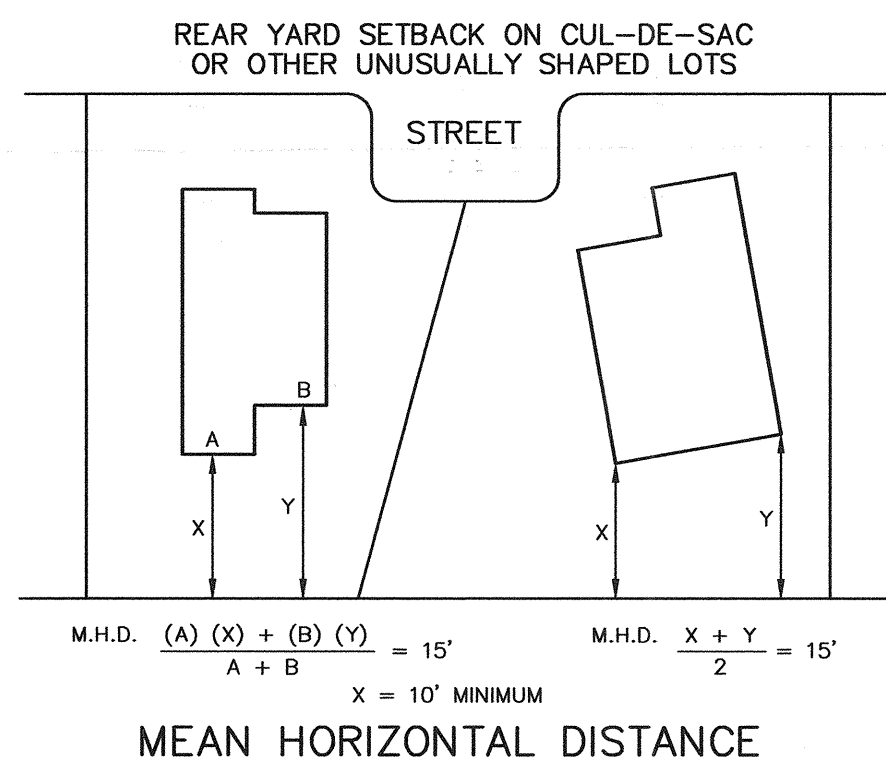


LOCATION MAP  
NOT TO SCALE



LEGEND:  
O.P.R.= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
BEXAR COUNTY TEXAS.  
D.P.R.= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.  
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS.



- NOTES:
1. BEARING REFERENCE SOURCE IS TEXAS STATE PLANE COORDINATES SYSTEM, SOUTH CENTRAL ZONE.
  2. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
  3. LOCAL "A" STREETS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO REVISION AT THE TIME OF PLATTING.
  4. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
  5. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
  6. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
  7. PROPERTY IS LOCATED OUTSIDE SAN ANTONIO CITY LIMITS.
  8. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q).
  9. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
  10. PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
  11. ALL STREETS WITHIN UNITS 1 & 2 ARE PUBLIC STREETS. 8771 L.F. OF INTERNAL STREET.
  12. THIS SITE IS WITHIN:  
A. NORTHSIDE SCHOOL DISTRICT  
B. CITY COUNCIL DISTRICT NO. 9
  13. THIS SITE IS NOT WITHIN EDWARDS AQUIFER RECHARGE ZONE.

DATE PREPARED : 02/02/05

THIS MASTER DEVELOPMENT PLAN OF WILDHORSE VISTA SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,

BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
CT	47°08'46"	414.00'	340.66'	180.64'	331.13'

#### UTILITIES

WATER: S.A.W.S.  
SEWER: S.A.W.S.  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

- 264 RESIDENTIAL UNITS
- TOTAL ACREAGE 60.588 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

#### NOTES:

ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(D)(5) OF THE UNIFIED DEVELOPMENT CODE.

MDP/MTV  
APPROVE 04/18/05

OWNER: OBRA HOMES, INC.  
123.89 ACRES  
VOLUME 9614, PAGE 2297  
O.P.R.

MDP & PROPERTY  
BOUNDARY

MDP & PROPERTY  
BOUNDARY

OWNER: TAUSH LAND AND TITLE  
COMPANY  
43.417 ACRES  
VOLUME 8559, PAGE 652  
O.P.R.

MDP & PROPERTY  
BOUNDARY

OWNER:  
JOE H. SITRE, JR  
5.00 ACRES  
VOLUME 5293, PAGE 1916  
O.P.R.

OWNER:  
CHARLES WIMBERLEY AND SIFE  
JOYCE A. WIMBERLEY  
5.0 ACRES  
VOLUME 4395, PAGE 1316  
O.P.R.

OWNER: TAUSH LAND & CATTLE LTD.  
26.417 ACRES  
VOLUME 8559, PAGE 652  
EXHIBIT A  
O.P.R.

#### APPROXIMATE AREA SUMMARY

DRAIN & ACCESS R.O.W.	11.90 AC.
SINGLE FAMILY.....	35.37 AC.
STREET DEDICATION.....	11.79 AC.
OPEN SPACE.....	0.56 AC.
PARK.....	0.97 A.C.
TOTAL	60.59 ACRES

#### APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY (LOTS/ACRE)
1	25.1	123	4.90
2	35.5	141	3.97
TOTAL	60.6	264	4.36

PARK DEDICATION CALCULATION:  
264 LOTS / 70 (LOTS/ACRE) = 3.77 AC.  
VALUE PER ACRE DETERMINED SEPARATELY

MDP & PROPERTY BOUNDARY

CITY PLAN # \_\_\_\_\_

BEING 60.588 ACRES OF LAND OUT OF THE  
C. VILLANUEVA SURVEY NO. 85, ABS. 774,  
C.B. 4449, BEXAR COUNTY, TEXAS.  
MASTER DEVELOPMENT PLAN  
for  
WILDHORSE VISTA SUBDIVISION

W.F. CASTELLA  
Engineers - Surveyors - Planners  
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:  
03/28/05 - CITY OF  
SAN ANTONIO COMMENTS

JOB NO. 052281917.01  
FILE: \_\_\_\_\_  
DATE: 02/02/05  
DESIGN: R.G.  
DRAWN: O.T.  
CHECKED: \_\_\_\_\_  
SHEET 1 OF 1



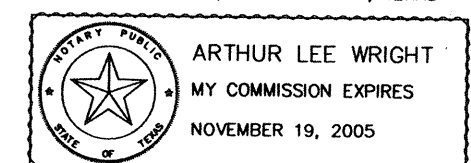
WILDHORSE VISTA  
SUBDIVISION UNIT 1BEING 35.547 ACRES OF LAND OUT OF A 60.588  
ACRE TRACT OF LAND RECORDED IN VOL. 6830,  
PG. 534 O.P.R., OUT OF THE C. VILLANUEVA SURVEY  
No. 85, ABS. 774, C.B. 4449, BEXAR COUNTY, TEXAS.STATE OF TEXAS)  
COUNTY OF BEXAR)THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED  
AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE,  
FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC  
PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.OWNER: McMULLAN PARTNERS, LTD.  
BY: AWE DEVELOPMENT CO., LLC.  
GENERAL PARTNER  
ANTHONY W. EUGENIO, MANAGER

DULY AUTHORIZED AGENT

STATE OF TEXAS)  
COUNTY OF BEXAR)BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
ANTHONY W. EUGENIOPERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED  
TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN  
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND &amp; SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2005.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS)  
COUNTY OF BEXAR)I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS  
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE  
BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE  
UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED  
BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)  
COUNTY OF BEXAR)I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET  
BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN  
ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER  
MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

## CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE  
COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT  
WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER  
EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND  
REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID  
COMMISSIONERS COURT.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

## THIS PLAT OF WILDHORSE VISTA SUBDIVISION UNIT 1

HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY  
OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2005.  
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS)  
COUNTY OF BEXAR)I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO  
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M., AND DULY RECORDED THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M., IN THE RECORDS OF

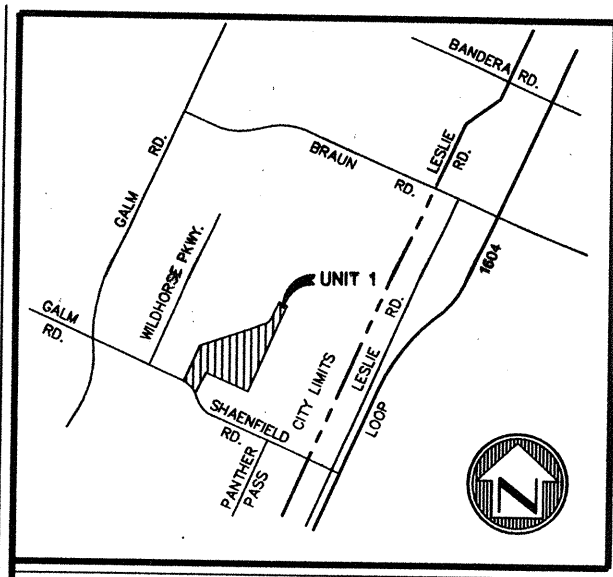
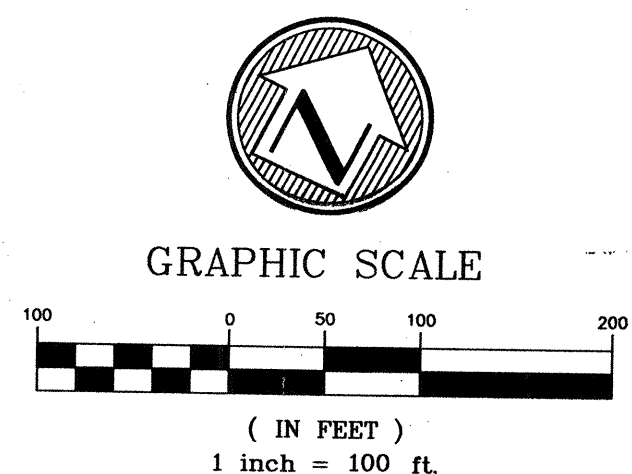
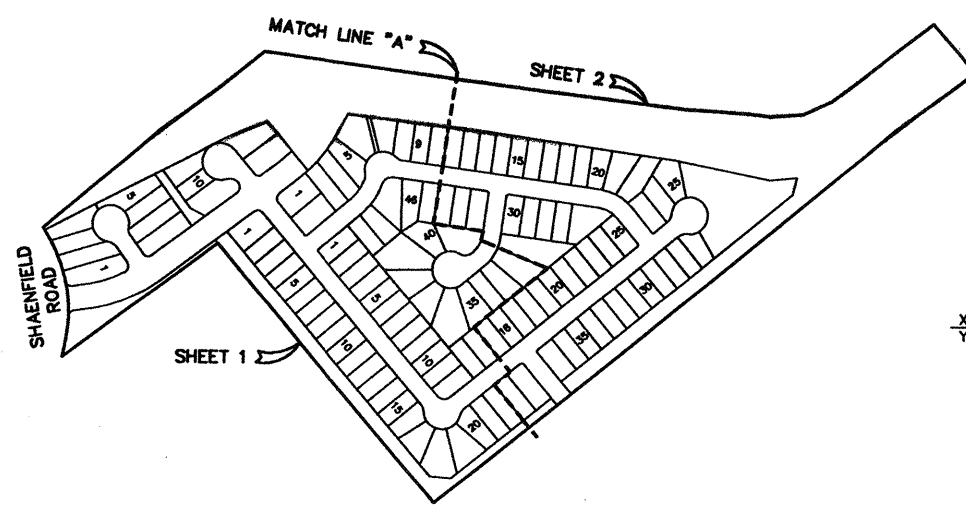
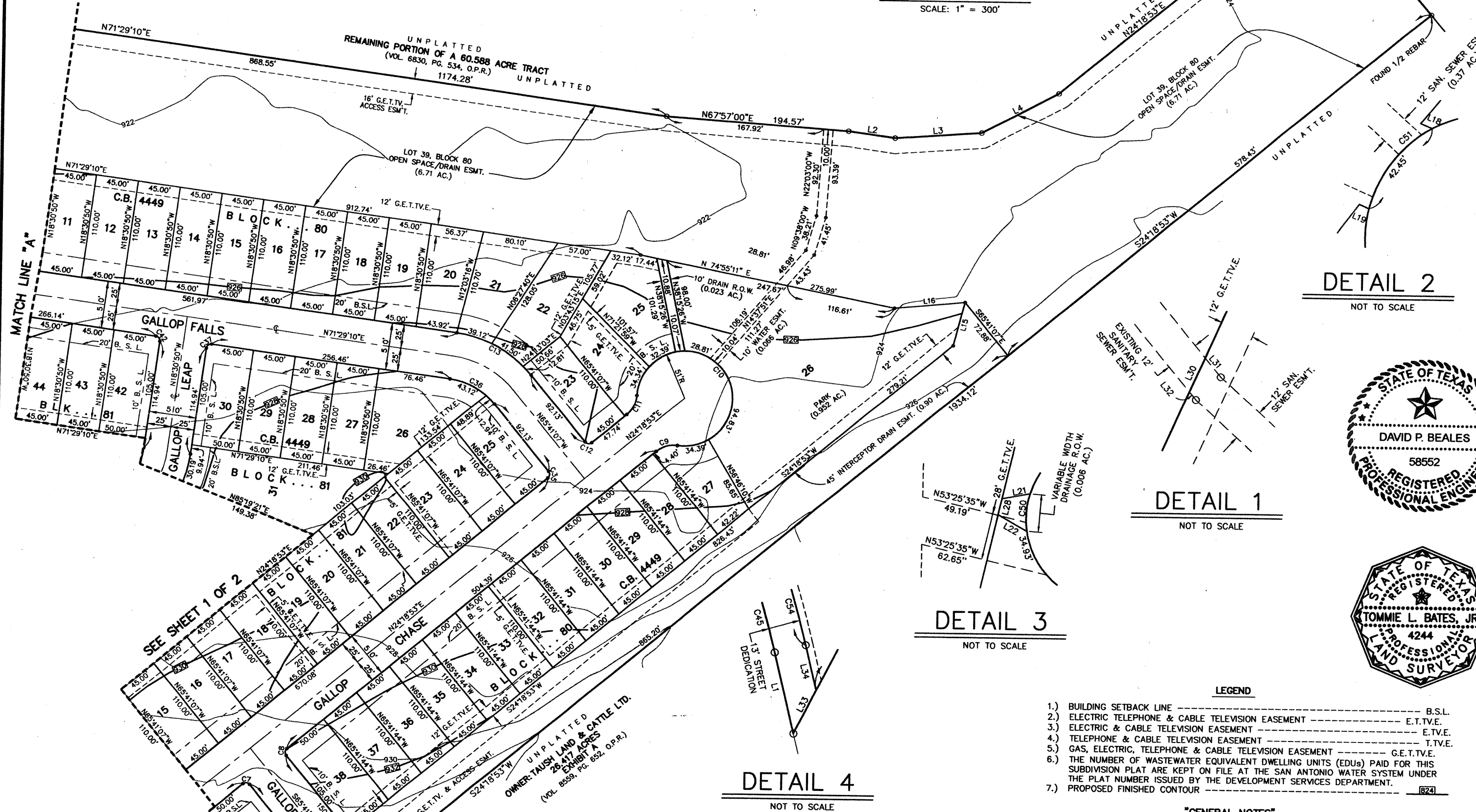
\_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

LOCATION MAP  
NOT TO SCALEOWNER/DEVELOPER:  
McMULLAN PARTNERS LTD.  
14502 BROOKHOLLOW  
SAN ANTONIO TEXAS 78232  
(210) 496-7775INDEX MAP  
SCALE: 1" = 300'DETAIL 2  
NOT TO SCALEDETAIL 1  
NOT TO SCALEDETAIL 3  
NOT TO SCALEDETAIL 4  
NOT TO SCALE

## LEGEND

- 1.) BUILDING SETBACK LINE
- 2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
- 3.) ELECTRIC & CABLE TELEVISION EASEMENT
- 4.) TELEPHONE & CABLE TELEVISION EASEMENT
- 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- 6.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS  
SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER  
THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 7.) PROPOSED FINISHED CONTOUR

## "GENERAL NOTES"

- 1.) THE VALUE OF THE THREE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL  
POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO R.R.P., P.I.D. # AY2157  
DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET.  
STATE PLANE COORDINATES ARE SURFACE  
SCALE FACTOR IS 1.000175  
ROTATION GRID TO PLAT IS 0°00'00"
- 2.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.  
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 3.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT  
GRADE.
- 4.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS  
(IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION  
IS A 1/2" REBAR WITH A "SURVCON, INC." PLASTIC CAP. (\*) INDICATES A FOUND 1/2 REBAR  
WITH "SURVCON, INC." PLASTIC CAP.
- 5.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V.  
EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS,  
TELEPHONE OR CABLE TELEVISION FACILITIES.
- 6.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY  
UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED  
OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- 7.) BEXAR COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING TRAFFIC ISLANDS, OPEN SPACES,  
LANDSCAPE BUFFERS OR EASEMENTS OF ANY KIND.
- 8.) HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING TRAFFIC ISLANDS, OPEN  
SPACES, LANDSCAPE BUFFERS AND EASEMENTS.
- 9.) STREETScape NOTE:  
\*A STREETScape PLAN WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT
- 10.) PERMEABLE AREA NOTE:  
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN  
SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 11.) \*C.B. 4450 PER CITY TREASURY OFFICE.
- 12.) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS,  
FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT  
FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION  
OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) A POLICY ON GEOMETRIC  
DESIGN OF HIGHWAYS AND STREETS.
- 13.) HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING LOT 39, BLOCK 80 (OPEN  
SPACE & DRAIN EASEMENT), LOT 26, BLOCK 80 (PARK), LOT 25, BLOCK 79 (OPEN SPACE),  
LOT 14, BLOCK 78 (OPEN SPACE).
- 14.) BASIS OF BEARING RECITED HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE.

## "C.P.S. NOTES AND LEGEND"

- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM  
(CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND  
RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES  
IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS  
EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT,"  
"UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF  
INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING,  
INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES,  
CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY  
APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER  
GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN  
SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE  
FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS  
WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES  
OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO  
BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID  
EASEMENT AREAS.
- 2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF  
CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES  
OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON  
OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND  
ELEVATION ALTERATION.
- 3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY  
EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE  
EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES  
TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT  
WIDE G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT  
UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- 5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS  
WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION  
FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE  
EASEMENTS.

## SETBACK NOTE:

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION  
OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT  
TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

## SAWS NOTE:

IMPACT FEE PAYMENT DUE:  
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE  
TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE  
PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE  
CONNECTION.

## DRAINAGE EASEMENT NOTE:

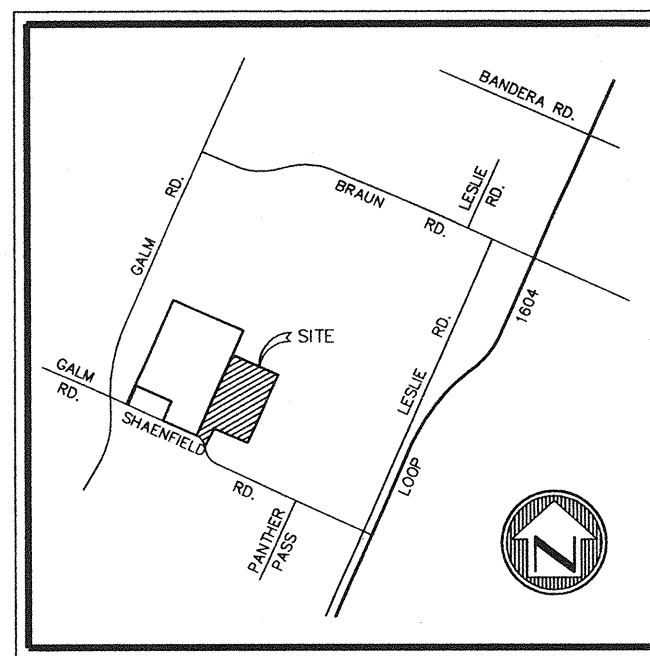
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS  
THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS  
OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO  
LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER  
THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS  
APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF  
THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO  
AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND  
EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE  
ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF  
SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS  
OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.SURVCON INC.  
PROFESSIONAL SURVEYORS6800 PARK TEN BLVD., SUITE 180-S (210) 296-2117  
SAN ANTONIO, TEXAS 78213  
JOB ORDER No.: 54660221.0201

TCB | AECOM

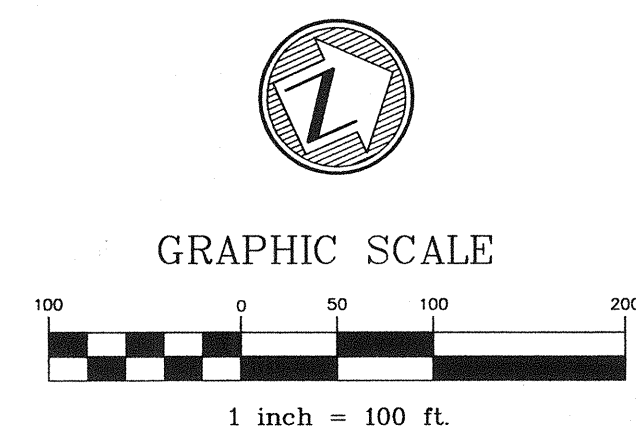
TURNER COLLIE & BRADEN  
6800 PARK TEN BLVD.,  
SUITE 180 SOUTH  
SAN ANTONIO, TEXAS 78213  
(210)-296-2000

DRAWN BY: JE JOB ORDER NO. 052282009.00 DATE: 09/15/05

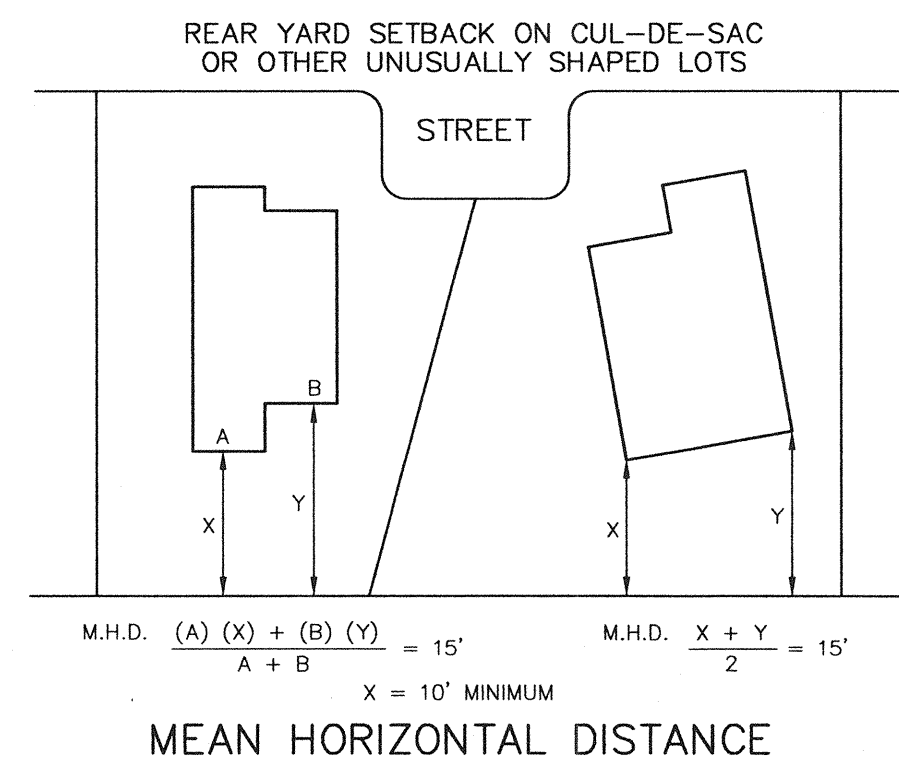




LOCATION MAP  
NOT TO SCALE



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O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
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B. CITY COUNCIL DISTRICT NO. 9
  13. THIS SITE IS NOT WITHIN EDWARDS AQUIFER RECHARGE ZONE.

DATE PREPARED : 02/02/05

THIS MASTER DEVELOPMENT PLAN OF WILDHORSE VISTA SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,

BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

CURVE	DELTA	CURVE TABLE	RADIUS	LENGTH	TANGENT	CHORD
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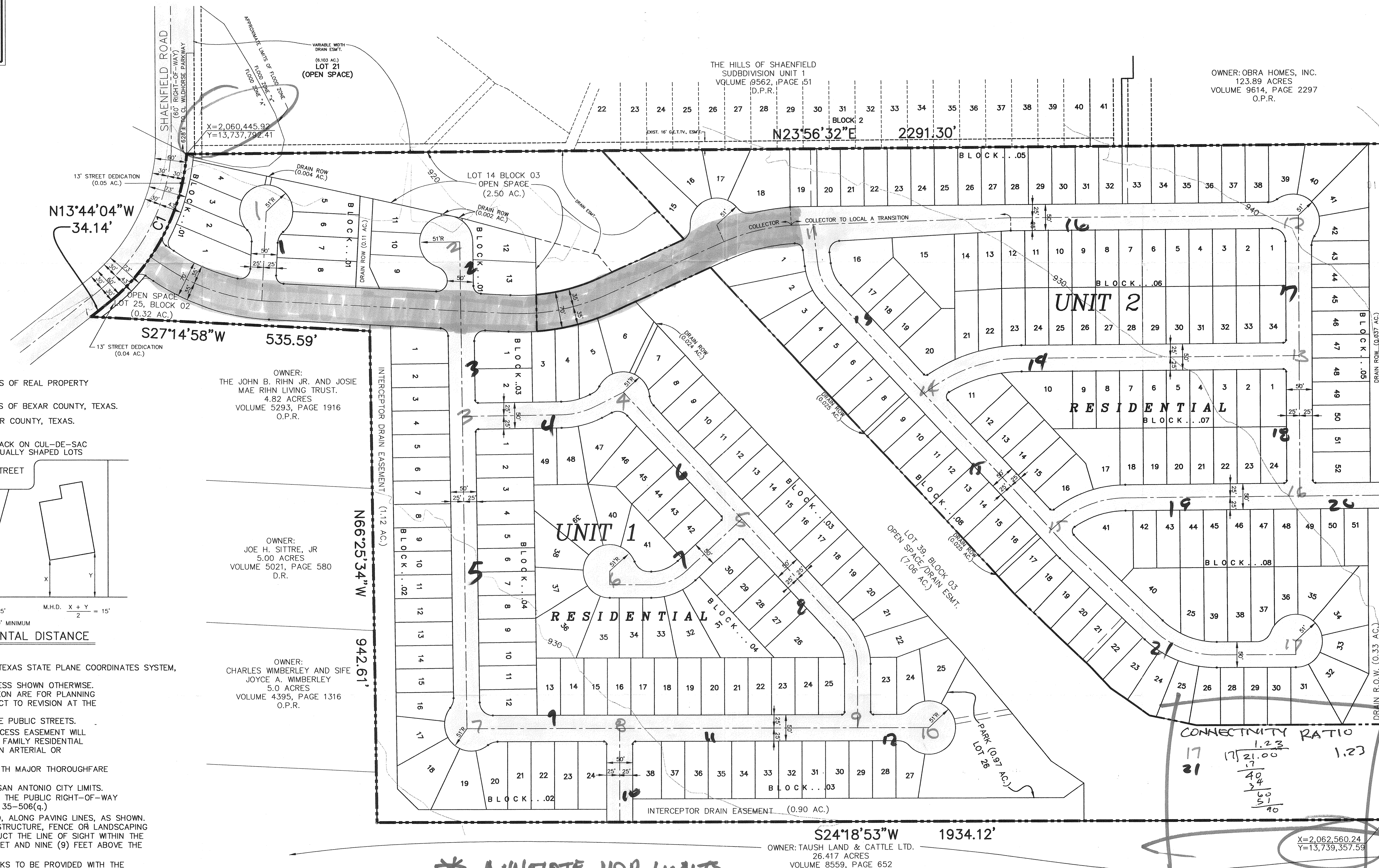
#### UTILITIES

WATER: S.A.W.S.  
SEWER: S.A.W.S.  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

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- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

#### NOTES:

ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(D)(5) OF THE UNIFIED DEVELOPMENT CODE.



\* ANNOTATE MDP UNITS  
\* FLOOD PLAIN ~~UNITS~~ & PROPERTY LINE

#### APPROXIMATE AREA SUMMARY

DRAIN & ACCESS R.O.W.	11.90 AC.
SINGLE FAMILY.....	35.37 AC.
STREET DEDICATION.....	11.79 AC.
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264 LOTS / 70 (LOTS/ACRE) = 3.77 AC.  
VALUE PER ACRE DETERMINED SEPARATELY

OWNER/DEVELOPER:  
McMULLAN PARTNERS LTD.  
14502 BROOKHOLLOW  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 496-7775  
FAX: (210) 496-3256

CITY PLAN # \_\_\_\_\_

BEING 60.588 ACRES OF LAND OUT OF THE  
C. VILLANUEVA SURVEY NO. 65, ABS. 774,  
C.B. 4449, BEXAR COUNTY, TEXAS.  
MASTER DEVELOPMENT PLAN  
for  
WILDHORSE VISTA SUBDIVISION

W.F. CASTELLA  
Engineers - Surveyors - Planners  
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210) 734-5351

REV. SIONS:

JOB NO. 052281917.01  
FILE: \_\_\_\_\_  
DATE 02/02/05  
DESIGNED BY: R.G.  
DRAWN BY: O.T.  
CHECKED BY: \_\_\_\_\_  
SHEET 1 OF 1



## WILDHORSE VISTA

## SUBDIVISION UNIT 1

BEING 35.547 ACRES OF LAND OUT OF A 60.588  
ACRE TRACT OF LAND RECORDED IN VOL. 6830,  
PG. 534 O.P.R., OUT OF THE C. VILLANUEVA SURVEY  
No. 85, ABS. 774, C.B. 4449, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED  
AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE,  
FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC  
PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: McMullan Partners, Ltd.  
BY: AWE DEVELOPMENT CO., LLC.  
GENERAL PARTNER  
ANTHONY W. EUGENIO, MANAGER

DULY AUTHORIZED AGENT

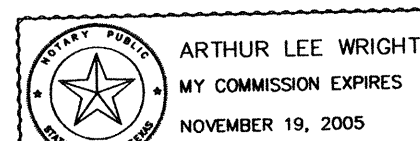
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ANTHONY W. EUGENIO KNOWN TO ME TO BE THE  
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED  
TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN  
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2005.

NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO  
THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE,  
THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT  
FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH  
BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY  
MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE  
COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED  
SUBDIVISION PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT  
AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES,  
RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY  
SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTESTED \_\_\_\_\_ COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WILDHORSE VISTA SUBDIVISION UNIT 1  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF  
SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2004.  
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO  
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, M. AND DULY RECORDED THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, M. IN THE RECORDS OF SAID

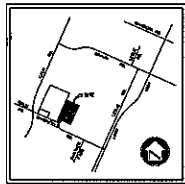
COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS  
MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2005.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

ADP# 826



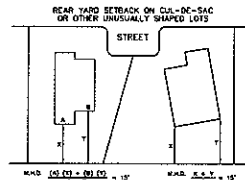


LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE  
1 inch = 100 ft.

LEGEND:  
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
BEKAR COUNTY, TEXAS.  
O.P.R. = DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.  
O.R. = DEED RECORDS OF BEKAR COUNTY, TEXAS.



MEAN HORIZONTAL DISTANCE

- NOTES:
1. BEARING REFERENCE SOURCE IS TEXAS STATE PLANE COORDINATES SYSTEM, SOUTH CENTRAL ZONE.
  2. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
  3. LOCAL "A" STREETS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO REVISION AT THE TIME OF PLATING.
  4. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
  5. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
  6. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
  7. PROPERTY IS LOCATED OUTSIDE SAN ANTONIO CITY LIMITS.
  8. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER LDC ARTICLE 5, DIVISION 2, 33-506(c).
  9. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN, WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
  10. PEDESTRIAN ACCESS "A" SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
  11. ALL STREETS WITHIN UNITS 1 & 2 ARE PUBLIC STREETS.
  12. THIS SITE IS WITHIN:  
B. CITY COUNCIL DISTRICT NO. 9  
8771 L.F. OF INTERNAL STREET.
  13. THIS SITE IS NOT WITHIN EDWARDS AQUIFER RECHARGE ZONE.

DATE PREPARED : 02/02/05  
THIS MASTER DEVELOPMENT PLAN OF WILDHORSE VISTA SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

APPROXIMATE AREA SUMMARY

DRAIN & ACCESS R.O.W.	11.90 AC.
SINGLE FAMILY	35.37 AC.
STREET DEDICATION	11.79 AC.
OPEN SPACE	0.56 AC.
PARK	0.97 AC.
<b>TOTAL</b>	<b>60.59 ACRES</b>

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY (LOTS/ACRE)
1	25.1	123	4.90
2	35.5	141	3.97
<b>TOTAL</b>	<b>60.6</b>	<b>264</b>	<b>4.35</b>

PARK DEDICATION CALCULATION:  
264 LOTS / 114 (LOTS/ACRE) = 2.3 AC.  
VALUE PER ACRE DETERMINED SEPARATELY

OWNER/DEVELOPER:  
MCMULLEN PARTNERS LTD.  
14502 BROOKHOLLOW  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 496-7775  
FAX: (210) 496-3256

CITY PLAN # \_\_\_\_\_

DEV. SERVICES

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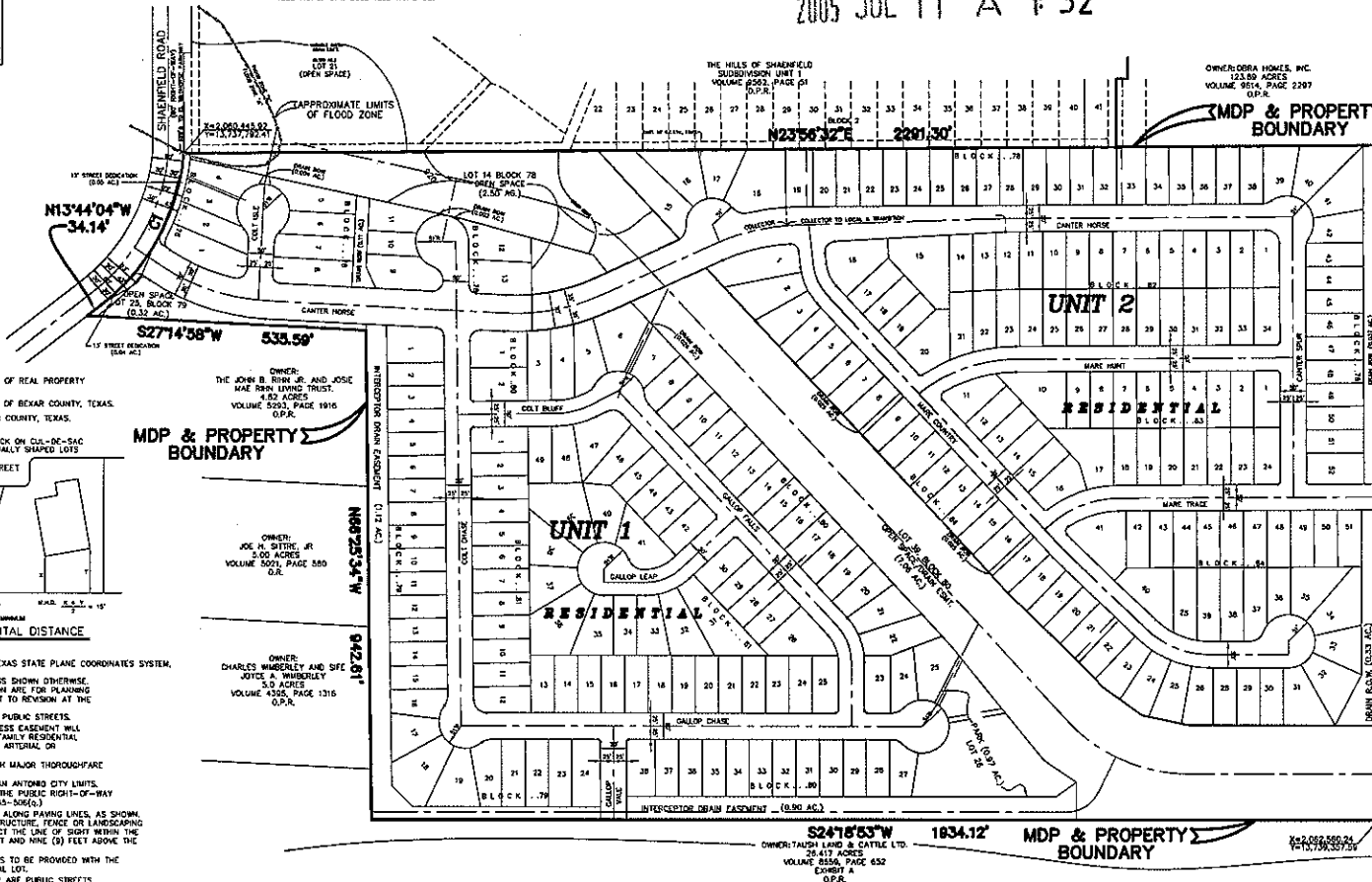
NOTES:

ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(c)(5) OF THE UNIFIED DEVELOPMENT CODE.

UTILITIES

WATER: S.A.W.S.  
SEWER: S.A.W.S.  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.N. BELL TELEPHONE CO.

- 264 RESIDENTIAL UNITS
- TOTAL ACREAGE 60.59 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.



BEING 60.59 ACRES OF LAND OUT OF THE  
C. VILLANUEVA SURVEY NO. 85, ABS. 774,  
C.B. 4449, BEKAR COUNTY, TEXAS.  
MASTER DEVELOPMENT PLAN  
for  
WILDHORSE VISTA SUBDIVISION

WFCASSELLA  
Planners  
8000 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-2339

REVISIONS  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
CITY OF SAN ANTONIO COMMENTS

JOB NO. 025727-01  
FILED \_\_\_\_\_  
DATE: 05/05/05  
DESIGN: H.S.  
DRAWN: G.T.  
CHECKED: \_\_\_\_\_  
SHEET 1 OF 1



WILDHORSE  
VISTA



City of San Antonio  
Development Services Department  
Master Development Plan  
**APPLICATION**



Date: 2/2/05

**Case Manager:**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
☐ Urban Development (UD)  
☐ Rural Development (RD)  
☐ Farm and Ranch (FR)  
☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)

☐ Other: \_\_\_\_\_

Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or

Project Name: WILDHORSE VISTA  
Owner/Agent: MCMLILLAN PARTNERS LTD. Phone: 496-7775 Fax: 496 3256  
Address: 14502 BROOK HOLLOW Zip code: 78232  
Engineer/Surveyor: TURNER COLLIE & BRADEN Phone: 296-2100 Fax: 734 5363  
Address: 6800 PARK TEN BLVD STE 180 S. Zip code: 78213  
Contact Person Name: LEE WRIGHT E-mail: lee.wright@tcb.aecom.com  
February 23, 2004



WILDHORSE

VISTA

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description:

60.558 ACRES OUT OF THE C. VILLANUEVA  
SUR. No. 85, ABS. 774, C.B. 4449, BEXAR CO.  
TX

Existing zoning: NA

Proposed zoning: NA

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: 1: 123, 2: 141

Total Number of lots: 264 divided by acreage: 60.6 = Density: 4.36 U/AC.

(PUD Only) Linear feet of street NA ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: NA divided by total acreage: NA = Open space NA %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): NA

(PUD Only) Construction start date: NA

(PUD Only) X/Y coordinates at major street entrance: X: NA Y: NA

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: NA:OCL School District: NISD Ferguson map grid: 546 A 7

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name UNKNOWN No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name UNKNOWN No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

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DEV SERVICES



WILDHORSE

VISTA

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- NA ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- NA ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- NA ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- NA ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- NA ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

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DEV SERVICES



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- NA* ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- NA* ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- NA* ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- NA* ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- NA* ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
- (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- ☒ (a) total number of dwelling units, by development phase.
  - ☒ (b) Residential density and units per acre.
  - ☒ (c) (PUD Only) Total floor area ratio for each type of use.
  - ☒ (d) Total area in passive open space.
  - ☒ (e) Total area in active developed recreational open space.
  - ☒ (f) Total number of off-street parking and loading spaces.

DEVELOPMENT SERVICES  
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WILDHORSE  
VISTA

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- NA ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- NA ☐ (PUD Only) Lots numbered as approved by the City.
- NA ☐ (PUD Only) Layout shall show where lot setbacks as required.
- NA ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

**Owner or Authorized Representative:**

I certify that the WILDHORSE VISTA Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: ANTHONY W. EUGENIO Signature: Anthony W. Eugenio

Date: 2/2/05 Phone: 496-7775 Fax: 496-3256

E-mail: teugenio@dirtydealers.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004

Page 5 of 5

2005 FEB -4 PM 3:12  
DEV SERVICES





City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano , Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano @sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: 2/2/05

(Check One)

Project Name: WILDHORSE VISTA File# \_\_\_\_\_

Engineer/Surveyor: TURNER, COLLIE & BRADEN

Address: 6800 PARK TEN BLVD STE 180S Zip code: 78213

Phone: 296-2139 Fax: 734-5363

Contact Person Name: Lee Wright E-mail: lee.wright@tcb.aecom.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division  
Request for Review form (attached) for respective departments or agencies

WILDHORSE  
VISTA MDP

## REQUEST FOR REVIEW

(Cont.)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan              | <input type="checkbox"/> Street and Drainage         |
| <input checked="" type="checkbox"/> Major Thoroughfare                   | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

### City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: SHAWNFIELD ROAD IS ON THE MDP REQUIRING  
A MIN. OF 80' ROW. PROPOSED PLAN ADDRESSES  
THOROUGHFARE, PROPOSED PLAN NEED TO ADDRESS  
UDC 135-B101, Clearly define and annotate MDP BOUNDARY  
LIMITS, PROPERTY LIMITS, AND FLOOD PLAIN.

  
Signature

Planner  
Title

022805  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2





City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014; rlombra@sanantonio.gov

(210) 207-7207; ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
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☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (ML-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: 2/2/05

(Check One)

Project Name: WILDHORSE VISTA File# \_\_\_\_\_

Engineer/Surveyor: TURNER, COLLIE & BRADEN

Address: 6800 PARK TEN BLVD STE 1805 Zip code: 78213

Phone: 296-2139 Fax: 734-5363

Contact Person Name: Lee Wright E-mail: lee.wright@tcbr.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division  
Request for Review form (attached) for respective departments or agencies

WILDHORSE

VISTA MDP

**REQUEST FOR REVIEW**

(Cont.)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan              | <input type="checkbox"/> Street and Drainage                  |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.                       |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees          |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space                   |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection                      |
| <input type="checkbox"/> SAWS Aquifer                                    | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                         |

**City of San Antonio Development Services Department use**

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/

subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: 1) UNIT 2 EXCEEDS MAXIMUM LOTS ALLOWED WITH ONE ENTRANCE. SECONDARY ACCESS MUST BE SECURED PRIOR TO THE APPROVAL OF PLATS SUBMITTED WHICH EXCEED 12.5 LOTS IN THIS UNIT.  
2) SHACFIELD ROAD IS CURRENTLY UNDER DESIGN FOR A BEXAR COUNTY BOND PROJECT IN THIS AREA. COORDINATION WITH GARY FORD @ 335-6708 SHOULD BE MADE IN ORDER TO IDENTIFY ROW & ROADWAY DESIGN FOR SHACFIELD AND ~~ADDITIONAL~~ ADDITIONAL ROW MAY BE REQUIRED FOR AUXILIARY LANES IF IDENTIFIED IN TIA.

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2

- 3) IT IS UNDERSTOOD THAT THIS MDP IS A CONCEPTUAL PLAN AND ALL REGULATIONS WILL BE ADDRESSED AT TIME OF PLATTING.
- 4) COUNTY RESERVES THE RIGHT TO ADDRESS DRIVEWAYS, STREET DESIGN, SIGHT DISTANCE, ADA REQUIREMENTS, DRAINAGE & FLOODPLAIN ISSUES AT TIME OF PLATTING.

*Julio Lopez* Civil Engineer Assistant

2-18-05





**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: WILDHORSE VISTAS MDP  
Plat Name: \_\_\_\_\_  
Project Engineers/Surveyors or Firm Name: TURNER COLLIE & BRADEN  
Address: 6800 PARK TEN BLVD. STE 180 S. SA TX 78213  
Phone #: 214 2100 Fax #: 734 5363 E-mail: lee.wright@tcb.aecom.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form
- ☒ Appropriate MDP/PUD Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)
- ☒ Appropriate Parks Review Fee

- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- ☒ Master Development Plan
- ☒ Major Thoroughfare
- ☒ Neighborhoods ☐ Historic
- ☒ Disability Access (Sidewalks)
- ☒ Zoning
- ☐ SAWS Aquifer
- ☒ Storm Water Engineering

- ☒ Street and Drainage
- ☒ Traffic T.I.A. **#300 FEE INCLUDED**
- ☒ Building Inspection - Trees **#20.75 FEE INCLUDED**
- ☒ Parks - Open space
- ☐ Fire Protection
- ☒ Bexar County Public Works
- ☐ Other: \_\_\_\_\_

☒ Accepted

☐ Rejected

Completeness Review By: Dustin Date: \_\_\_\_\_

October 1, FY 2005

Page 1 of 1

2005-10-14 P 3:12  
DEV. SERVICES



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: WILDHORSE VISTAS MDP  
 Plat Name: \_\_\_\_\_  
 Project Engineers/Surveyors or Firm Name: TURNER COLLIE & BRADEN  
 Address: 6800 PARK TEN BLVD. STE 180 S. SA TX 78213  
 Phone # 210 2100 Fax #: 734 5363 E-mail: lee.wright@tcb.aecom.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form
- ☒ Appropriate MDP/PUD Plan Review Fee
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- ☒ Master Development Plan
- ☒ Major Thoroughfare
- ☒ Neighborhoods ☐ Historic
- ☒ Disability Access (Sidewalks)
- ☒ Zoning
- ☐ SAWS Aquifer
- ☒ Storm Water Engineering

- ☒ Street and Drainage
- ☒ Traffic T.I.A. **#300 FEE INCLUDED**
- ☒ Building Inspection - Trees **# 20.75 FEE INCLUDED**
- ☒ Parks - Open space
- ☐ Fire Protection
- ☒ Bexar County Public Works
- ☐ Other: \_\_\_\_\_

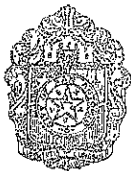
☐ Accepted

☐ Rejected

Completeness Review By: \_\_\_\_\_ Date: \_\_\_\_\_

2005 FEB -4 P 3:12  
DEV. SERVICES





# CITY OF SAN ANTONIO

July 12, 2005

Lee Wright

Turner Collie and Braden Engineers  
6800 Park Ten Blvd., Ste. 180 S.  
San Antonio, TX 78213

Re: Wildhorse Vista Subdivision

2005 SEP 26 A  
DEVELOPMENT SERVICES  
MDP # 826

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Wildhorse Vista Subdivision Master Development Plan M.D.P. # 826. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- The acceptance of this Master Development Plan # 826 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Streets and Drainage approves with the following condition: The cul-de-sac in Unit 2 will require a minimum pavement width of 30 feet, a turnaround roadway radius of 50 feet and a turnaround right-of-way not less than 120 feet in diameter.
- TIA notes that right turn lanes and left turn lanes shall be coordinated with Bexar County CIP project on Shaenfield.
- Streetscape standards are required.
- Bexar County recommend approval with the following conditions:
  1. Unit 2 exceeds maximum lots allowed with one entrance. Secondary access must be secured prior to the approval of plats submitted which exceed 125 lots in this unit.

**Wright, Lee**

---

**From:** tsang@bexar.org  
**Sent:** Monday, July 18, 2005 4:26 PM  
**To:** ernestb@sanantonio.gov  
**Cc:** mherrera@sanantonio.gov; Wright, Lee  
**Subject:** Wildhorse Vista Subdivision \*\*Approval\*\*

Please add this approval to your file. The original approval recommended secondary access prior to approval of any plat exceeding the 125 unit threshold.

However, due to access constraints, a collector roadway was extended into the subdivision, therefore not requiring secondary access. Stub-out streets to adjacent properties will remain.

Please call if you have any questions.

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*



**Ernest Brown**

---

**From:** tsang@bexar.org  
**Sent:** Monday, July 18, 2005 4:26 PM  
**To:** Ernest Brown  
**Cc:** Michael Herrera; lee.wright@tcb.aecom.com  
**Subject:** Wildhorse Vista Subdivision \*\*Approval\*\*

Please add this approval to your file. The original approval recommended secondary access prior to approval of any plat exceeding the 125 unit threshold. However, due to access constraints, a collector roadway was extended into the subdivision, therefore not requiring secondary access. Stub-out streets to adjacent properties will remain. Please call if you have any questions.

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

## MEMORANDUM

DATE: July 18, 2005  
TO: Michael Herrera, Development Services MDP Division  
FROM: Bexar County Infrastructure Services Department  
SUBJECT: Wildhorse Vista Subdivision

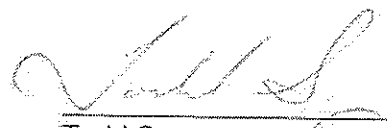
---

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Wildhorse Vista Subdivision located north of Shaenfield west of The Hills of Shaenfield Subdivision. Consisting of a 264 single-family lots, this development is estimated to generate 2,534 average daily trips.

The following is recommended prior to completion of the Wildhorse Vista Subdivision:

- Coordinate with Bexar County in order to identify ROW and roadway design requirements for this section of Shaenfield during an upcoming capital improvement project.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

  
Todd Sang  
Civil Engineer Assistant

## Ernest Brown

---

**From:** Kay Hinds  
**Sent:** Monday, April 18, 2005 9:53 AM  
**To:** Michael Herrera  
**Cc:** Ernest Brown; 'lee.wright@tcb.aecom.com'  
**Subject:** FW: Wildhorse Vista MDP

Mike:

The HPO is in receipt of the report for the archaeological work conducted for the above referenced project. There are no cultural resources to be impacted by the proposed project. As such, we approve.

Sincerely,

Kay Hinds

-----Original Message-----

**From:** Kay Hinds  
**Sent:** Wednesday, March 16, 2005 3:55 PM  
**To:** Michael Herrera  
**Cc:** Ernest Brown; 'lee.wright@tcb.aecom.com'  
**Subject:** Wildhorse Vista MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We do not approve at this time. Our letter review is attached.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Wildhorse Vista  
MDP.doc



**Ernest Brown**

---

**From:** Kay Hinds  
**Sent:** Wednesday, March 16, 2005 3:55 PM  
**To:** Michael Herrera  
**Cc:** Ernest Brown; 'lee.wright@tcb.aecom.com'  
**Subject:** Wildhorse Vista MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We do not approve at this time. Our letter review is attached.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Wildhorse Vista  
MDP.doc

**CITY OF SAN ANTONIO PLANNING DEPARTMENT**

**Interdepartmental Correspondence**

To: Michael O. Herrera  
From: Kay Hinds, Planner II/Archaeologist, Planning Department  
Copy: Historic Preservation Office Files  
Subject: Wildhorse Vista MDP  
Date: 3-16-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code. (Article 6 35-630 to 35-634) The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites have been previously identified nearby the above referenced property. Also, the property may contain other sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that, a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified professional archaeological consulting firms is available on-line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since March 1, 2005, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO/SHPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and SHPO for review. Upon concurrence by the HPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hinds, Archaeologist/Planner II

## Ernest Brown

---

**From:** Veronica Barefield  
**Sent:** Wednesday, March 09, 2005 11:27 AM  
**To:** Ernest Brown  
**Subject:** MDP/PUD submittals

Below is a copy of the comments sent to Engineers via fax.

1. Kallison Ranch MDP disapprove
2. Wildhorse Vista MDp - Approve
3. Cedar Creek MDP- disapprove
4. Lakeview Pud - disapprove



WildhorseVistaSub. PDF



KallisonRanch. PDF



Lakeview. PDF



CedarCreek. PDF

**Veronica R. Barefield, EIT**  
**Senior Engineering Associate**  
**PO Box 839966**  
**San Antonio, Texas 78283**

vbarefield@sanantonio.gov  
210-207-8052

## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** Ernest Brown

---

**FROM:** Veronica Barefield

---

**COPIES TO:** Terrance Jackson P.E., Sam Dent P.E., Arturo Villarreal P.E.,  
Richard Carrizales, David Beales, P.E

---

**SUBJECT:** Wildhorse Vista Subdivision MDP

Leon Creek Watershed

March 9, 2005

I have reviewed your submittal dated February 10, 2005 and have the following comments:

Stormwater approves this MDP and has no further comments.

Should you have any question please call me at 207-8052.



Veronica Barefield, EIT  
Sr. Engineering Associate



Terrance Jackson, P.E.  
Storm Water Engineer



**Ernest Brown**

---

**From:** Sam Dent  
**Sent:** Friday, April 08, 2005 9:12 AM  
**To:** lee.wright@tcb.aecom.com  
**Cc:** Ernest Brown; Michael Herrera  
**Subject:** MDP Review Comments - Wildhorse Vista Subdivision

See attached.

Sam Dent, P.E.  
Senior Engineer  
DSD - Streets & Drainage  
City of San Antonio

**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**ENGINEERING – STREETS & DRAINAGE**

**TO:** Lee Wright  
W. F. Castella

**FROM:** Sam Dent, P.E.  
Senior Engineer

**DATE:** April 8, 2005

**SUBJECT:** MDP Review Comments  
Wildhorse Vista Subdivision

1. Based upon the information provided, the above referenced MDP is approved with the following condition: The cul-de-sac in Unit 2 will require a minimum pavement width of 30 feet, a turnaround roadway radius of 50 feet and a turnaround right-of-way not less than 120 feet in diameter.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

**Ernest Brown**

---

**From:** Marc Courchesne  
**Sent:** Friday, March 18, 2005 4:25 PM  
**To:** Robert Lombrano; Ernest Brown; Richard De La Cruz; Marc Courchesne; 'lee.wright@tcb.aecom.com'  
**Subject:** Wildhorse Vista MDP, \*\*Approval\*\*

TIA recommends the approval of Wildhorse Vista MDP.

Note: Right turn lanes and left turn lanes shall be coordinated with Bexar County CIP project on Shaenfield.

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

## Ernest Brown

---

**From:** Marc Courchesne  
**Sent:** Thursday, February 10, 2005 7:47 AM  
**To:** Ernest Brown; Robert Lombrano; Richard De La Cruz; Marc Courchesne; 'lee.wright@tcb.aecom.com'  
**Subject:** Wildhorse Vista MDP

In order to expedite the approval of Wildhorse Vista MDP, please provide:

- One more copy of Level 1 TIA.
- \$300.00 Review fee.
- Right turn lane shall be constructed on Shaenfield Rd.

Thank you,

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741



## **Ernest Brown**

---

**From:** Christopher Looney  
**Sent:** Monday, March 14, 2005 1:49 PM  
**To:** 'lee.wright@tcb.aecom.com'  
**Cc:** Dustin Finley; Robert Lombroso; Ernest Brown; Michael Herrera  
**Subject:** Wildhorse Vista Subdivision MDP

Wildhorse Vista Subdivision MDP

**Zoning: Approved**  
**Outside of the City Limits**

*Christopher Looney*  
*Senior Planner*  
*City of San Antonio, Development Services*

## Ernest Brown

---

**From:** Mark C. Bird  
**Sent:** Thursday, May 26, 2005 8:46 AM  
**To:** 'lee.wright@tcb.aecom.com'  
**Cc:** 'teugenio@dirdealers.com'; Ernest Brown; Michael Herrera  
**Subject:** Wildhorse Vista MDP tree aprvl



Wildhorse Vista  
aprvl.doc



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 5/26/05

Subject: Master Development Plan Wildhorse Vista, A/P #1085762

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- ☐ 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

*Mark Bird*  
Special Projects Officer

## **Ernest Brown**

---

**From:** Ismael Segovia  
**Sent:** Thursday, July 07, 2005 3:46 PM  
**To:** 'lee.wright@tcb.aecom.com'  
**Cc:** Michael Herrera; Ernest Brown  
**Subject:** Wildhorse Vista MDP



MDP Wildhorse  
Vista Memo.doc

**Ismael B. Segovia, M.A.**  
**Planner II**  
**City of San Antonio**  
**Parks Project Services**

**Office: 210-207-2886**  
**Fax: 210-207-2720**  
PO Box 839966  
506 Dolorosa, Ste. 103  
San Antonio, Texas 78283



**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**  
**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Ernest Brown, Planner II, Development Services Department  
**SUBJECT:** Wildhorse Vista Master Development Plan

**DATE:** July 7, 2005

I recommend approval of Wildhorse Vista Master Development Plan.

Wildhorse Vista Subdivision is a proposed subdivision of 264 residential units. Per UDC section 35-503 the required Parks or Open Space requirement is 2.3 Acres (264/114). The Planning Commission approved Wildhorse Vista on June 22, 2005 to use the 1acre of Open/Park Space per 114 units standard in order to determine the amount of Open/Park Space to be required. Using this standard, the Open/Park Space requirement was met with 3.7 acres.

Ismael B. Segovia  
Planner II  
Parks and Recreation Department

# **CITY OF SAN ANTONIO**

## **PARKS AND RECREATION DEPARTMENT**

### **Interdepartmental Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services

**FROM:** John McDonald, Senior Planner

**COPIES:** File

**SUBJECT:** Wildhorse Vista Master Development Plan

**DATE:** February 9, 2005

I do not recommend approval of the Wildhorse Vista Master Development Plan.

Wildhorse Vista is a proposed single-family subdivision. Per UDC 35-503, the parkland dedication requirement is 1 acre for every 70 single-family residential units. Based on the reported 264 proposed single-family units, this subdivision has a parkland dedication requirement of 3.8 acres.

The plan identifies one site as a park and three areas as "open space." A letter was included with the submittal stating that 50% of the requirement would be met through platting and a fee in lieu would be paid for the balance due.

The following issues need to be addressed:

1. None of the three sites listed as "open space" meet the requirements for parkland set forth in 35-503.
2. Portions of the park site do not meet the minimum width requirement of 100 feet.

I would request that the engineer discuss the inclusion of facilities within the proposed park site to gain credit towards the acreage requirement. This would allow the future residents of the subdivision the direct benefit of an improved park within their neighborhood.

**Ernest Brown**

---

**From:** John McDonald  
**Sent:** Wednesday, February 09, 2005 1:06 PM  
**To:** Ernest Brown  
**Cc:** 'lee.wright@tcb.aecom.com'  
**Subject:** Wildhorse Vista



MEMO - MDP  
Vildhorse Vista.doc..

*John McDonald*  
Senior Planner  
Park Project Services  
Parks and Recreation Department  
(210) 207-2886

**Want to raise smart kids? . . . there's an art to it.**

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

**Ernest Brown**

---

**From:** tsang@bexar.org  
**Sent:** Tuesday, February 22, 2005 11:22 AM  
**To:** Ernest Brown  
**Cc:** Michael Herrera; Richard De La Cruz; cdelacruz@co.bexar.tx.us  
**Subject:** Wildhorse Vista \*\*Approval\*\*---Conditional---

[http://www.bexar.org/bcinf/About\\_Infrastructure/Public\\_Works/Capital\\_Projects/CIP\\_-\\_Shaenfield\\_Road.pdf](http://www.bexar.org/bcinf/About_Infrastructure/Public_Works/Capital_Projects/CIP_-_Shaenfield_Road.pdf)

**Turner Collie & Braden**

6800 Park Ten Boulevard, Suite 180S, San Antonio, Texas 78213  
T 210.296.2000 F 210.296.2025 www.tcb.aecom.com

## Transmittal

---

Date March 31, 2005

To Ernest Brown – Development Services Planning  
1901 S. Alamo St.  
San Antonio, Texas 78205

From Robert Gutierrez, Sr. Designer  
Turner Collie & Braden

Project reference WILDHORSE VISTA SUBDIVISION MASTER DEVELOPMENT PLAN  
TCB Job No. 052282009.0001.000112808  
MDP UPDATE SUBMITTAL

Transmitted via Blanco Delivery

---

We are sending you the following:

Number of Copies	Description
1	MASTER DEVELOPMENT PLAN

Remarks: Mr. Brown,  
Submitting updated MDP for review and approval.

Please contact us should you have any questions or comments regarding this submittal.

Thank you.



2005 APR - 11 A 11:43

DEVELOPMENT SERVICES

### ENGINEERS • PLANNERS • PROJECT MANAGERS

6800 Park Ten Blvd., Suite 180 South • San Antonio, Texas 78213

(210) 734-5351 FAX (210) 734-5363

Date: 7/8/05

To: Development Services  
2<sup>nd</sup> Floor  
Attn: Ernest Brown

Project No.:  
GLC/File:  
Re: Wildhorse Vista MDP Final Copies for Approval

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA THE FOLLOWING ITEMS.

☐ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Tracings  
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐

SETS	COPIES PER SET	DESCRIPTION OF ITEMS TRANSMITTED
8	1 24x36	Prints
1	1 8.5x11	Reduction

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☒ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ For payment ☐

REMARKS:

COPY TO:  
REC. BY:  
DATE:

Thank you,

Lee Wright, 296-2139

SIGNED: 

If enclosures are not as noted, kindly notify us at once.



**blanco blueprint co.**

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- Instant Printing - FAX (210) 736-0131

**DELIVERY TICKET**

Date 7/8/2005

To: Development Services 2nd Floor  
ATTN: ERNEST BROWN  
1901 S. ALAMO

From: T.C.B. - Lee WRIGHT

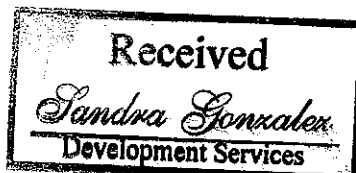
Job: Wild Horse Vista

B/O: \_\_\_\_\_ Inv. No. 5847

DEV. SERVICES

2005 JUL 11 A 7:33

1 LARBE ENVELOPE





REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
3264712

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 500.00  
INVOICE DATE 2/8/2005  
DUE DATE 2/08/2005

50-05-5574  
MCMULLAN PARTNERS, LTD.  
14502 BROOK HOLLOW  
SAN ANTONIO, TEXAS 78232

MDP - 826

PHONE: (210) 496-7775

MDP  
WILDHORSE VISTAS

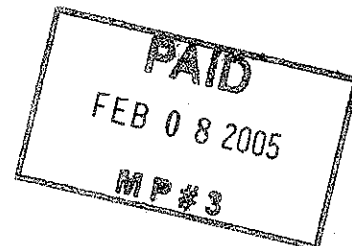
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
2/8/2005	3264712	50-05-5574	2/08/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

PHO

ML



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	02/08/2005		CK#0315	MDP
END	02/08/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

McMULLAN PARTNERS, LTD.  
14502 BROOK HOLLOW  
SAN ANTONIO, TX 78232  
(210) 496-7775

INTERNATIONAL BANK OF COMMERCE  
130 E. TRAVIS  
SAN ANTONIO, TEXAS 78205  
30-1328/1140

0322

2/3/2005

PAY  
TO THE  
ORDER OF City of San Antonio

\$ \*\*1,075.00

One Thousand Seventy-Five and 00/100\*\*\*\*\* DOLLARS

City of San Antonio

MEMO tree fee

McMULLAN PARTNERS, LTD.

AUTHORIZED SIGNATURE

⑈000322⑈ ⑆114013284⑆ 60020591⑈99

Security features. Details on back.



McMULLAN PARTNERS, LTD.  
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(210) 496-7775

INTERNATIONAL BANK OF COMMERCE  
130 E. TRAVIS  
SAN ANTONIO, TEXAS 78205  
30-1328/1140

0317

2/1/2005

PAY  
TO THE  
ORDER OF City of San Antonio

\$ \*\*190.00

One Hundred Ninety and 00/100\*\*\*\*\* DOLLARS

City of San Antonio

MEMO Park review fee

McMULLAN PARTNERS, LTD.

AUTHORIZED SIGNATURE

⑈000317⑈ ⑆114013284⑆ 60020591⑈99

Security features. Details on back.



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INTERNATIONAL BANK OF COMMERCE  
130 E. TRAVIS  
SAN ANTONIO, TEXAS 78205  
30-1328/1140

0315

2/1/2005

PAY  
TO THE  
ORDER OF City of San Antonio

\$ \*\*500.00

Five Hundred and 00/100 \*\*\*\*\* DOLLARS

City of San Antonio

MEMO  
MDP Fees

McMULLAN PARTNERS, LTD.

AUTHORIZED SIGNATURE

⑈000315⑈ ⑆114013284⑆ 60020591⑈99

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14502 BROOK HOLLOW  
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INTERNATIONAL BANK OF COMMERCE  
130 E. TRAVIS  
SAN ANTONIO, TEXAS 78205  
30-1328/1140

0318

2/1/2005

PAY  
TO THE  
ORDER OF City of San Antonio

\$ \*\*300.00

Three Hundred and 00/100 \*\*\*\*\* DOLLARS

City of San Antonio

MEMO  
TIA Review fee

McMULLAN PARTNERS, LTD.

AUTHORIZED SIGNATURE

⑈000318⑈ ⑆114013284⑆ 60020591⑈99

McMULLAN PARTNERS, LTD.

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SAN ANTONIO, TX 78232  
(210) 496-7775

INTERNATIONAL BANK OF COMMERCE

130 E. TRAVIS  
SAN ANTONIO, TEXAS 78205  
30-1328/1140

0322

2/3/2005

PAY  
TO THE  
ORDER OF

City of San Antonio

\$ \*\*1,075.00

One Thousand Seventy-Five and 00/100\*\*\*\*\*

DOLLARS

City of San Antonio

MEMO

tree fee

McMULLAN PARTNERS, LTD.

AUTHORIZED SIGNATURE

⑈000322⑈ ⑆114013284⑆ 60020591⑈99

Security features. Details on back.

McMULLAN PARTNERS, LTD.

14502 BROOK HOLLOW  
SAN ANTONIO, TX 78232  
(210) 496-7775

INTERNATIONAL BANK OF COMMERCE

130 E. TRAVIS  
SAN ANTONIO, TEXAS 78205  
30-1328/1140

0317

2/1/2005

PAY  
TO THE  
ORDER OF City of San Antonio

\$\*\*190.00

One Hundred Ninety and 00/100\*\*\*\*\*

DOLLARS

City of San Antonio

MEMO Park review fee

McMULLAN PARTNERS, LTD.

AUTHORIZED SIGNATURE

⑈000317⑈ ⑆114013284⑆ 60020591⑈99

- 2/1/05

MP

Security features. Details on back.

